

REFERENCE TITLE: condominium recovery fund

State of Arizona
Senate
Forty-eighth Legislature
First Regular Session
2007

SB 1546

Introduced by
Senator Chevront

AN ACT

AMENDING TITLE 32, CHAPTER 20, ARIZONA REVISED STATUTES, BY ADDING ARTICLE 5.1; RELATING TO THE CONDOMINIUM RECOVERY FUND.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Title 32, chapter 20, Arizona Revised Statutes, is amended
3 by adding article 5.1, to read:

4 ARTICLE 5.1. CONDOMINIUM RECOVERY FUND

5 32-2193.31. Definitions

6 IN THIS ARTICLE, UNLESS THE CONTEXT OTHERWISE REQUIRES:

7 1. "CONDOMINIUM" HAS THE SAME MEANING PRESCRIBED IN SECTION 33-1202.

8 2. "DEPOSIT" MEANS THE MONEY PUT FORTH BY A BUYER TO SECURE
9 PERFORMANCE UNDER AN AGREEMENT.

10 3. "JUDGMENT" MEANS EITHER:

11 (a) A FINAL JUDGMENT IN A COURT OF COMPETENT JURISDICTION.

12 (b) A CRIMINAL RESTITUTION ORDER ISSUED PURSUANT TO SECTION 13-603 OR
13 18 UNITED STATES CODE SECTION 3663.

14 (c) AN ARBITRATION AWARD THAT INCLUDES FINDINGS OF FACT AND
15 CONCLUSIONS OF LAW, THAT HAS BEEN CONFIRMED AND REDUCED TO JUDGMENT PURSUANT
16 TO SECTION 12-133 AND THAT WAS RENDERED ACCORDING TO TITLE 12 AND THE RULES
17 OF THE AMERICAN ARBITRATION ASSOCIATION OR ANOTHER RECOGNIZED ARBITRATION
18 BODY.

19 4. "JUDGMENT DEBTOR" MEANS ANY DEFENDANT UNDER THIS ARTICLE WHO IS THE
20 SUBJECT OF A JUDGMENT.

21 32-2193.32. Condominium recovery fund; award limits

22 A. THE COMMISSIONER SHALL ESTABLISH AND MAINTAIN THE CONDOMINIUM
23 RECOVERY FUND FOR THE BENEFIT OF ANY BUYER AGGRIEVED BY THE FAILURE OF A
24 SUBDIVIDER OF A CONDOMINIUM TO COMPLETE THE CONDOMINIUM PROJECT. THE FUND
25 SHALL PAY ONLY FOR LOSSES TO THE AGGRIEVED PERSON DIRECTLY ARISING OUT OF THE
26 REAL ESTATE TRANSACTION, INCLUDING REASONABLE ATTORNEY FEES AND COURT COSTS,
27 IN WHICH BOTH OF THE FOLLOWING APPLY:

28 1. THE CONTRACT BETWEEN THE BUYER AND THE SUBDIVIDER IN CONNECTION
29 WITH THE SALE OF A CONDOMINIUM IS TERMINATED WITHOUT DEFAULT BY THE BUYER AND
30 THE SUBDIVIDER FAILS TO REFUND THE BUYER'S DEPOSIT IN ACCORDANCE WITH THE
31 TERMS OF THE CONTRACT.

32 2. IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BETWEEN THE SUBDIVIDER
33 AND THE BUYER, THE SUBDIVIDER IS NOT REQUIRED TO AND HAS NOT PLACED THE
34 DEPOSITS IN A NEUTRAL ESCROW ACCOUNT AT A COMPANY LICENSED TO PERFORM ESCROW
35 BUSINESS IN THIS STATE PURSUANT TO TITLE 6, CHAPTER 7 OR IN THE TRUST ACCOUNT
36 OF A REAL ESTATE BROKER LICENSED PURSUANT TO THIS CHAPTER FOR THE BENEFIT OF
37 THE PURCHASER.

38 B. AN AWARD FROM THE FUND SHALL NOT EXCEED:

39 1. TWENTY PER CENT OF THE BASE PRICE FOR EACH UNIT, ACCORDING TO THE
40 CONTRACT BETWEEN THE SUBDIVIDER AND THE AGGRIEVED BUYER IN THE TRANSACTION.

41 2. ONE MILLION DOLLARS FOR EACH PROJECT, REGARDLESS OF THE NUMBER OF
42 BUYERS AGGRIEVED OR THE NUMBER OF UNITS INVOLVED.

43 C. WHEN AWARDS FROM THE FUND ARE MADE AND HAVE REACHED THE LIMITS
44 PRESCRIBED BY SUBSECTION B, FURTHER AWARDS SHALL NOT BE MADE FROM THE FUND TO
45 COMPENSATE A BUYER FOR THE ACTS OF A SUBDIVIDER.

1 D. THE FUND MAY PAY ONLY FOR LOSSES ARISING OUT OF A TRANSACTION IN
2 WHICH THE DEFENDANT SUBDIVIDER FAILED TO PERFORM ACTS, INCLUDING CONDOMINIUM
3 CONVERSIONS AND DEVELOPMENTS, AND MAY NOT PAY FOR LOSSES IN A SUBDIVISION OF
4 DETACHED, SINGLE-FAMILY HOMES.

5 E. THE FUND IS NOT LIABLE FOR DAMAGES OR LOSSES RESULTING FROM OR
6 CAUSED BY ANY OF THE FOLLOWING:

- 7 1. SPECULATION, INCLUDING LOST PROFITS AND OTHER UNREALIZED LOSSES.
- 8 2. TRANSACTIONS FOR CONDOMINIUMS IN WHICH THE DEPOSITS WERE HELD BY A
9 NEUTRAL ESCROW COMPANY LICENSED TO PERFORM ESCROW BUSINESS IN THIS STATE
10 PURSUANT TO TITLE 6, CHAPTER 7 OR IN THE TRUST ACCOUNT OF A REAL ESTATE
11 BROKER LICENSED PURSUANT TO THIS CHAPTER.
- 12 3. LOANS, NOTES, LIMITED PARTNERSHIPS OR OTHER SECURITIES, REGARDLESS
13 OF WHETHER THE LOSS WAS CAUSED BY AN INVESTMENT IN OR WAS SECURED BY REAL
14 PROPERTY.
- 15 4. A JUDGMENT ENTERED AGAINST A BONDING COMPANY IF THE BONDING COMPANY
16 IS NOT A PRINCIPAL IN THE UNDERLYING REAL ESTATE TRANSACTION.
- 17 5. A TENANT'S CONDUCT OR NEGLIGENCE.
- 18 6. VANDALISM.
- 19 7. NATURAL CAUSES.
- 20 8. PUNITIVE DAMAGES.
- 21 9. POSTJUDGMENT INTEREST.
- 22 10. UNDOCUMENTED TRANSACTIONS OR LOSSES.

23 32-2193.33. Payments to the condominium recovery fund

24 IN ADDITION TO ANY OTHER FEES, AN APPLICANT FOR A PUBLIC REPORT FOR A
25 CONDOMINIUM SHALL PAY TO THE CONDOMINIUM RECOVERY FUND TEN DOLLARS PER UNIT
26 IF, ON JUNE 30 OF THE PREVIOUS FISCAL YEAR, THE BALANCE REMAINING IN THE
27 CONDOMINIUM RECOVERY FUND IS LESS THAN FIVE MILLION DOLLARS.

28 32-2193.34. Statute of limitations; service of summons;
29 application for payment; insufficient monies;
30 definition

31 A. AN ACTION FOR A JUDGMENT THAT SUBSEQUENTLY RESULTS IN AN ORDER FOR
32 PAYMENT FROM THE CONDOMINIUM RECOVERY FUND SHALL BE COMMENCED OR PROSECUTED
33 WITHIN THREE YEARS AFTER THE CAUSE OF ACTION ACCRUES.

34 B. IF AN AGGRIEVED BUYER COMMENCES AN ACTION FOR A JUDGMENT THAT MAY
35 RESULT IN AN ORDER FOR PAYMENT FROM THE CONDOMINIUM RECOVERY FUND AND THE
36 DEFENDANT SUBDIVIDER CANNOT BE SERVED PROCESS PERSONALLY IN THIS STATE, THE
37 SUMMONS MAY BE SERVED BY THE ALTERNATIVE METHODS OF SERVICE PROVIDED FOR BY
38 THE ARIZONA RULES OF CIVIL PROCEDURE, INCLUDING SERVICE BY PUBLICATION. A
39 JUDGMENT THAT COMPLIES WITH THIS SECTION AND THAT WAS OBTAINED AFTER SERVICE
40 BY PUBLICATION ONLY APPLIES TO AND IS ENFORCEABLE AGAINST THE CONDOMINIUM
41 RECOVERY FUND. THE DEPARTMENT MAY INTERVENE IN AND DEFEND ANY SUCH ACTION.

42 C. AFTER AN AGGRIEVED BUYER OBTAINS A JUDGMENT AGAINST A SUBDIVIDER
43 BASED ON THE SUBDIVIDER'S FAILURE TO PERFORM UNDER THE TERMS OF THE CONTRACT,
44 THE AGGRIEVED BUYER MAY APPLY TO THE DEPARTMENT FOR PAYMENT FROM THE
45 CONDOMINIUM RECOVERY FUND AND FOR A RETURN OF THE BUYER'S DEPOSIT. THE

1 CLAIMANT MUST FILE THE ORIGINAL APPLICATION, INCLUDING APPENDICES, WITHIN TWO
2 YEARS AFTER THE TERMINATION OF ALL PROCEEDINGS, REVIEWS AND APPEALS CONNECTED
3 WITH THE JUDGMENT. THE COMMISSIONER, IN THE COMMISSIONER'S SOLE DISCRETION,
4 MAY WAIVE THE TWO-YEAR APPLICATION DEADLINE IF THE COMMISSIONER DETERMINES
5 THAT THE WAIVER BEST SERVES THE PUBLIC INTEREST. DELIVERY OF THE APPLICATION
6 MUST BE BY PERSONAL SERVICE OR BY CERTIFIED MAIL.

7 D. THE APPLICATION MUST BE WITHIN THE LIMITATIONS PRESCRIBED IN
8 SECTION 32-2193.32 FOR THE AMOUNT UNPAID ON THE JUDGMENT THAT REPRESENTS THE
9 CLAIMANT'S LOSSES IN THE TRANSACTION.

10 E. THE DEPARTMENT SHALL PRESCRIBE AN APPLICATION FORM THAT INCLUDES
11 DETAILED INSTRUCTIONS WITH RESPECT TO DOCUMENTARY EVIDENCE, PLEADINGS, COURT
12 RULINGS, PRODUCTS OF DISCOVERY IN THE UNDERLYING LITIGATION AND NOTICE
13 REQUIREMENTS TO THE JUDGMENT DEBTOR UNDER SECTION 32-2193.35.

14 F. THE COMMISSIONER MAY WAIVE COMPLIANCE WITH ONE OR MORE OF THE
15 REQUIREMENTS OF THIS SECTION IF THE CLAIM IS BASED ON AN AWARD PURSUANT TO A
16 CRIMINAL RESTITUTION ORDER OR IF THE COMMISSIONER IS SATISFIED THAT THE
17 CLAIMANT HAS TAKEN ALL REASONABLE STEPS TO COLLECT THE AMOUNT OF THE JUDGMENT
18 OR THE UNSATISFIED PART OF THE JUDGMENT FROM ALL JUDGMENT DEBTORS BUT HAS
19 BEEN UNABLE TO COLLECT.

20 G. IF THE COMMISSIONER FINDS IT IS LIKELY THAT, TO PAY IN FULL THE
21 VALID CLAIMS OF ALL AGGRIEVED PERSONS WHO MAY HAVE CLAIMS AGAINST ANY ONE
22 SUBDIVIDER, THE AWARDS FROM THE FUND WILL EXCEED THE AWARD LIMITS PRESCRIBED
23 BY SECTION 32-2193.32, THE COMMISSIONER MAY PETITION THE COURT TO INITIATE A
24 PRORATION PROCEEDING. THE COURT SHALL GRANT THE PETITION AND ORDER A HEARING
25 TO DISTRIBUTE THE FUND AWARDS AMONG THE CLAIMANTS IN THE RATIO THAT THEIR
26 RESPECTIVE CLAIMS BEAR TO THE AGGREGATE OF THE VALID CLAIMS OR IN ANOTHER
27 MANNER AS THE COURT DEEMS EQUITABLE. THE COMMISSIONER OR ANY PARTY MAY FILE
28 A PROPOSED PLAN FOR EQUITABLE DISTRIBUTION OF THE AVAILABLE MONIES. THE
29 DISTRIBUTION OF MONIES SHALL BE AMONG THE PERSONS ENTITLED TO SHARE THEM
30 WITHOUT REGARD TO THE ORDER OF PRIORITY IN WHICH THEIR RESPECTIVE JUDGMENTS
31 MAY HAVE BEEN OBTAINED OR THEIR RESPECTIVE APPLICATIONS MAY HAVE BEEN FILED.
32 THE COURT MAY REQUIRE ALL CLAIMANTS AND PROSPECTIVE CLAIMANTS AGAINST ONE
33 SUBDIVIDER TO BE JOINED IN ONE ACTION SO THAT THE RESPECTIVE RIGHTS OF ALL
34 CLAIMANTS TO THE CONDOMINIUM RECOVERY FUND MAY BE EQUITABLY ADJUDICATED AND
35 SETTLED. THE COURT SHALL NOT INCLUDE IN THE CLAIMS FOR PRORATION THE CLAIM
36 OF ANY PERSON WHO, WITHIN NINETY DAYS AFTER THE COURT HAS ENTERED THE ORDER
37 FOR PRORATION, HAS NOT FILED A COMPLAINT WITH THE COURT, SERVED THE
38 SUBDIVIDER AND PROVIDED WRITTEN NOTICE OF THE CLAIM TO THE COMMISSIONER. THE
39 LIABILITY OF THE FUND ON ANY APPLICATION AFFECTED BY A PRORATION PROCEEDING
40 IS BASED ON THE LIMITS IN EFFECT ON THE DATE WHEN THE LAST APPLICATION FOR
41 PAYMENT IS FILED. THE COURT MAY REFUSE TO CONSIDER OR AWARD PRORATED
42 RECOVERY TO ANY PERSON WHO FAILS TO EXPEDITIOUSLY PROSECUTE A CLAIM AGAINST
43 THE SUBDIVIDER OR PROMPTLY FILE AN APPLICATION FOR PAYMENT AND SUBMIT
44 SUPPORTING DOCUMENTATION AS REQUIRED BY THIS ARTICLE.

1 H. IF THE COMMISSIONER PAYS FROM THE CONDOMINIUM RECOVERY FUND ANY
2 AMOUNT IN SETTLEMENT OF A CLAIMANT'S CLAIM OR TOWARD SATISFACTION OF A
3 JUDGMENT AGAINST A SUBDIVIDER, THE PUBLIC REPORT ISSUED TO THAT SUBDIVIDER
4 FOR THE CONDOMINIUM SUBJECT TO THE JUDGMENT SHALL BE AUTOMATICALLY TERMINATED
5 ON THE ISSUANCE OF AN ORDER AUTHORIZING PAYMENT FROM THE CONDOMINIUM RECOVERY
6 FUND.

7 I. IF AT ANY TIME THE MONIES DEPOSITED IN THE CONDOMINIUM RECOVERY
8 FUND ARE INSUFFICIENT TO SATISFY ANY DULY AUTHORIZED CLAIM OR PORTION OF A
9 CLAIM, THE COMMISSIONER, WHEN SUFFICIENT MONEY HAS BEEN DEPOSITED IN THE
10 FUND, SHALL SATISFY THE UNPAID CLAIMS OR PORTIONS OF CLAIMS IN THE ORDER THAT
11 THEY WERE ORIGINALLY FILED, PLUS ACCUMULATED INTEREST AT THE RATE OF FOUR PER
12 CENT PER YEAR.

13 J. FOR THE PURPOSES OF THIS SECTION, "COMPLAINT" MEANS THE FACTS OF
14 THE TRANSACTION ON WHICH THE JUDGMENT IS BASED.

15 32-2193.35. Notice of claim to judgment debtor; written
16 response

17 A. WITHIN THE SAME TIME PRESCRIBED BY SECTION 32-2193.34, SUBSECTION C
18 FOR APPLYING FOR PAYMENT FROM THE CONDOMINIUM RECOVERY FUND, AN AGGRIEVED
19 BUYER WHO APPLIES FOR PAYMENT SHALL SERVE NOTICE OF THE CLAIM ON THE JUDGMENT
20 DEBTOR, TOGETHER WITH A COPY OF THE APPLICATION. THE NOTICE SHALL BE IN THE
21 FORM PRESCRIBED BY THE COMMISSIONER.

22 B. TO CONTEST PAYMENT FROM THE CONDOMINIUM RECOVERY FUND, THE JUDGMENT
23 DEBTOR MUST FILE A WRITTEN RESPONSE WITH THE COMMISSIONER WITHIN THIRTY-FIVE
24 CALENDAR DAYS AFTER SERVICE OF THE NOTICE ON THE JUDGMENT DEBTOR AND SEND A
25 COPY OF THE RESPONSE TO THE CLAIMANT. FAILURE BY THE JUDGMENT DEBTOR TO
26 TIMELY FILE A RESPONSE CONSTITUTES A WAIVER OF OBJECTION.

27 C. IF THE JUDGMENT DEBTOR HOLDS A CURRENT LICENSE, THE NOTICE AND COPY
28 OF THE APPLICATION MAY BE SERVED BY CERTIFIED MAIL ADDRESSED TO THE JUDGMENT
29 DEBTOR'S LATEST BUSINESS OR RESIDENCE ADDRESS ON FILE WITH THE DEPARTMENT.
30 IF THE JUDGMENT DEBTOR DOES NOT HOLD A CURRENT LICENSE AND IF BY EXERCISING
31 REASONABLE DILIGENCE THE CLAIMANT CANNOT EFFECT PERSONAL SERVICE OR SERVICE
32 ON THE JUDGMENT DEBTOR'S STATUTORY AGENT, THE CLAIMANT MUST PUBLISH THE
33 NOTICE ONCE A WEEK FOR TWO CONSECUTIVE WEEKS IN A NEWSPAPER OF GENERAL
34 CIRCULATION IN THE COUNTY IN WHICH THE JUDGMENT DEBTOR WAS LAST KNOWN TO
35 RESIDE.

36 D. IF THE JUDGMENT DEBTOR FAILS TO FILE A WRITTEN RESPONSE TO THE
37 APPLICATION WITH THE DEPARTMENT WITHIN THIRTY-FIVE CALENDAR DAYS AFTER
38 SERVICE PURSUANT TO SUBSECTION B OF THIS SECTION OR AFTER THE FIRST
39 PUBLICATION OF THE NOTICE, THE JUDGMENT DEBTOR IS NOT ENTITLED TO NOTICE OF
40 ANY ACTION TAKEN OR PROPOSED TO BE TAKEN BY THE COMMISSIONER WITH RESPECT TO
41 THE CLAIM.

42 32-2193.36. Correction of deficiencies in the application

43 A. IF THE COMMISSIONER DETERMINES THAT A CLAIMANT'S APPLICATION FAILS
44 TO COMPLY SUBSTANTIALLY WITH THE REQUIREMENTS OF SECTION 32-2193.34 OR RULES
45 ADOPTED PURSUANT TO THIS ARTICLE, THE COMMISSIONER, WITHIN THIRTY CALENDAR

1 DAYS AFTER RECEIVING THE APPLICATION, SHALL MAIL AN ITEMIZED LIST OF
2 DEFICIENCIES TO THE CLAIMANT. FOR THE PURPOSES OF THIS SUBSECTION, "COMPLY
3 SUBSTANTIALLY" MEANS FILING WITH THE DEPARTMENT THE DOCUMENTS THAT ARE
4 MINIMALLY NECESSARY TO PROCESS A CLAIM, INCLUDING AT LEAST A CERTIFIED COPY
5 OF THE JUDGMENT, LEGIBLE COPIES OF DOCUMENTS ESTABLISHING THE UNDERLYING
6 TRANSACTION AND AMOUNTS OF LOSSES SUFFERED AND A STATEMENT CONCERNING AMOUNTS
7 RECOVERED FROM OR ON BEHALF OF THE JUDGMENT DEBTOR.

8 B. THE CLAIMANT MUST RESPOND WITHIN SIXTY CALENDAR DAYS AFTER
9 RECEIVING THE LIST OF DEFICIENCIES BY PROVIDING THE INFORMATION IDENTIFIED BY
10 THE COMMISSIONER. IF THE CLAIMANT FAILS TO CORRECT THE DEFICIENCIES WITHIN
11 SIXTY CALENDAR DAYS, THE DEPARTMENT SHALL CLOSE THE FILE UNLESS THE CLAIMANT
12 REQUESTS AN EXTENSION IN WRITING. A CLAIMANT WHOSE FILE HAS BEEN CLOSED MAY
13 SUBMIT A NEW APPLICATION AS PROVIDED BY SECTION 32-2193.34.

14 C. THE DEADLINE PRESCRIBED BY SECTION 32-2193.38 FOR THE COMMISSIONER
15 TO MAKE A DECISION ON THE APPLICATION IS SUSPENDED FROM THE DATE THE
16 COMMISSIONER MAILES THE LIST OF DEFICIENCIES TO THE APPLICANT UNTIL THE DATE
17 THE DEPARTMENT RECEIVES THE REQUESTED INFORMATION.

18 32-2193.37. Investigation and discovery

19 IN CONSIDERING AND INVESTIGATING AN APPLICATION, THE DEPARTMENT MAY USE
20 ALL APPROPRIATE MEANS OF INVESTIGATION AND DISCOVERY THAT ARE AVAILABLE
21 PURSUANT TO THIS ARTICLE IN ORDER TO DETERMINE IF A JUDGMENT COMPLIES WITH
22 THIS ARTICLE AND IS SUPPORTED BY THE EVIDENCE.

23 32-2193.38. Final decision and order on claim; notice

24 A. THE COMMISSIONER SHALL MAKE A FINAL WRITTEN DECISION AND ORDER ON A
25 CLAIM WITHIN NINETY CALENDAR DAYS AFTER RECEIVING A COMPLETED APPLICATION
26 EXCEPT IN THE FOLLOWING CASES:

27 1. A PRORATION HEARING IS PENDING UNDER SECTION 32-2193.34,
28 SUBSECTION G.

29 2. AN APPLICATION IS DEFICIENT OR FAILS TO COMPLY SUBSTANTIALLY WITH
30 THE REQUIREMENTS OF SECTION 32-2193.34 OR RULES ADOPTED PURSUANT TO THIS
31 ARTICLE AS DETERMINED PURSUANT TO SECTION 32-2193.36. THE NINETY DAY TIME
32 PERIOD BEGINS UNDER THIS SUBSECTION WHEN THE DEPARTMENT RECEIVES AN
33 APPLICATION THAT IS SUBSTANTIALLY COMPLETE.

34 3. THE CLAIMANT AGREES IN WRITING TO EXTEND THE TIME FOR MAKING A
35 DECISION.

36 B. IF THE COMMISSIONER FAILS TO RENDER A WRITTEN DECISION AND ORDER ON
37 A CLAIM WITHIN NINETY CALENDAR DAYS OR WITHIN AN EXTENDED PERIOD OF TIME
38 PROVIDED UNDER SUBSECTION A OF THIS SECTION, THE CLAIM IS CONSIDERED TO BE
39 APPROVED ON THE DAY FOLLOWING THE FINAL DAY FOR RENDERING THE DECISION.

40 C. THE COMMISSIONER SHALL GIVE NOTICE OF A DECISION AND ORDER WITH
41 RESPECT TO THE CLAIM TO THE CLAIMANT AND TO ANY JUDGMENT DEBTOR WHO HAS FILED
42 A TIMELY RESPONSE TO THE CLAIM PURSUANT TO SECTION 32-2193.35 AS FOLLOWS:

43 1. IF THE COMMISSIONER DENIES THE APPLICATION, THE NOTICE SHALL STATE
44 THAT:

1 THE CLAIMANT'S APPLICATION HAS BEEN DENIED AND THE
2 CLAIMANT MAY PURSUE THE APPLICATION IN COURT PURSUANT TO SECTION
3 32-2193.39, ARIZONA REVISED STATUTES.

4 2. IF THE COMMISSIONER APPROVES A PAYMENT TO THE CLAIMANT FROM THE
5 CONDOMINIUM RECOVERY FUND, THE COMMISSIONER SHALL GIVE NOTICE OF THE DECISION
6 TO THE JUDGMENT DEBTOR WITH A COPY OF THE DECISION AND ORDER AND SHALL ADVISE
7 THE SUBDIVIDER THAT THE SUBDIVIDER'S PUBLIC REPORT WILL BE AUTOMATICALLY
8 SUSPENDED, PENDING REPAYMENT TO THE FUND, PLUS INTEREST AT THE RATE PROVIDED
9 BY SECTION 44-1201, SUBSECTION A. THIS NOTICE SHALL DESCRIBE THE
10 SUBDIVIDER'S RIGHT TO APPEAL THE DETERMINATION, IF ANY, AND SHALL STATE THAT
11 FAILURE BY THE JUDGMENT DEBTOR TO TIMELY FILE A RESPONSE CONSTITUTES A WAIVER
12 OF OBJECTION.

13 32-2193.39. Claimant's right to appeal denial of claim; service
14 of notice of appeal; response; failure to file
15 response

16 A. A CLAIMANT WHOSE APPLICATION IS DENIED PURSUANT TO SECTION
17 32-2193.38 MAY FILE, WITHIN SIX MONTHS AFTER RECEIVING NOTICE OF A DENIAL OF
18 THE CLAIM, A VERIFIED APPLICATION IN THE COURT IN WHICH JUDGMENT WAS ENTERED
19 IN THE CLAIMANT'S FAVOR FOR AN ORDER DIRECTING PAYMENT FROM THE CONDOMINIUM
20 RECOVERY FUND BASED ON THE GROUNDS SET FORTH IN THE CLAIMANT'S APPLICATION TO
21 THE COMMISSIONER.

22 B. THE CLAIMANT SHALL SERVE A COPY OF THE VERIFIED APPLICATION ON THE
23 COMMISSIONER AND ON THE JUDGMENT DEBTOR AND SHALL FILE A CERTIFICATE OR
24 AFFIDAVIT OF SERVICE WITH THE COURT. SERVICE ON THE COMMISSIONER SHALL BE
25 MADE BY CERTIFIED MAIL ADDRESSED TO THE COMMISSIONER. SERVICE ON A JUDGMENT
26 DEBTOR SHALL BE MADE PURSUANT TO SECTION 32-2193.35 AND SHALL INCLUDE NOTICE
27 THAT AN APPLICATION HAS BEEN FILED WITH THE COURT FOR A CLAIM AGAINST THE
28 CONDOMINIUM RECOVERY FUND THAT WAS PREVIOUSLY DENIED BY THE COMMISSIONER.

29 C. THE COMMISSIONER SHALL ADVISE THE SUBDIVIDER THAT, IF PAYMENT IS
30 AWARDED, THE SUBDIVIDER'S PUBLIC REPORT WILL BE AUTOMATICALLY SUSPENDED,
31 PENDING REPAYMENT TO THE FUND, PLUS INTEREST AT THE RATE PROVIDED BY SECTION
32 44-1201, SUBSECTION A. THE COMMISSIONER SHALL INCLUDE A DESCRIPTION OF THE
33 SUBDIVIDER'S RIGHT TO APPEAR AND DEFEND THE ACTION AND THAT FAILURE BY THE
34 JUDGMENT DEBTOR TO TIMELY FILE A RESPONSE CONSTITUTES A WAIVER OF OBJECTION.

35 D. THE COMMISSIONER AND THE JUDGMENT DEBTOR EACH MUST FILE A WRITTEN
36 RESPONSE WITHIN THIRTY CALENDAR DAYS AFTER BEING SERVED WITH THE APPLICATION
37 PURSUANT TO SUBSECTION B OF THIS SECTION. THE COURT SHALL SET THE MATTER FOR
38 HEARING ON THE PETITION OF THE CLAIMANT. THE COURT MAY GRANT A REQUEST OF
39 THE COMMISSIONER FOR A CONTINUANCE OF UP TO THIRTY CALENDAR DAYS AND, ON A
40 SHOWING OF GOOD CAUSE BY ANY PARTY, MAY CONTINUE THE HEARING FOR A TIME THAT
41 THE COURT CONSIDERS APPROPRIATE.

42 E. AT THE HEARING, THE CLAIMANT MUST ESTABLISH COMPLIANCE WITH THE
43 REQUIREMENTS OF SECTION 32-2193.34.

44 F. IF THE JUDGMENT DEBTOR FAILS TO FILE A WRITTEN RESPONSE TO THE
45 APPLICATION, THE COMMISSIONER MAY COMPROMISE OR SETTLE THE CLAIM AT ANY TIME

1 DURING THE COURT PROCEEDINGS AND, ON JOINT PETITION OF THE APPLICANT AND THE
2 COMMISSIONER, THE COURT SHALL ISSUE AN ORDER DIRECTING PAYMENT FROM THE
3 CONDOMINIUM RECOVERY FUND.

4 32-2193.40. Management of fund

5 A. THE COMMISSIONER SHALL DEPOSIT, PURSUANT TO SECTIONS 35-146 AND
6 35-147, MONIES RECEIVED PURSUANT TO THIS ARTICLE IN THE CONDOMINIUM RECOVERY
7 FUND. THE MONIES SHALL BE HELD BY THE COMMISSIONER IN TRUST FOR CARRYING OUT
8 THE PURPOSES OF THIS ARTICLE.

9 B. ON NOTICE FROM THE COMMISSIONER, THE STATE TREASURER SHALL INVEST
10 AND DIVEST MONIES IN THE FUND AS PROVIDED BY SECTION 35-313, AND MONIES
11 EARNED FROM INVESTMENT SHALL BE CREDITED TO THE FUND.

12 C. NOTWITHSTANDING ANY OTHER LAW, THE COMMISSIONER MAY SPEND MONIES
13 FROM THE FUND NECESSARY TO ADMINISTER THE FUND AND TO INCREASE PUBLIC
14 AWARENESS OF THE FUND, NOT TO EXCEED FIFTY THOUSAND DOLLARS IN ANY FISCAL
15 YEAR.

16 32-2193.41. Commissioner's standing in court

17 THE COMMISSIONER MAY ENTER AN APPEARANCE, FILE AN ANSWER, APPEAR AT THE
18 COURT HEARING, DEFEND THE ACTION OR TAKE ANY OTHER ACTION THE COMMISSIONER
19 CONSIDERS APPROPRIATE ON BEHALF AND IN THE NAME OF THE CONDOMINIUM RECOVERY
20 FUND.

21 32-2193.42. Subrogation of rights

22 A. BEFORE RECEIVING PAYMENT FROM THE FUND, A CLAIMANT MUST COMPLETE
23 AND EXECUTE, AS JUDGMENT CREDITOR, AN ASSIGNMENT OF JUDGMENT LIEN AND NOTICE
24 OF SUBROGATION AND ASSIGNMENT OF RIGHTS TO THE CLAIMANT'S JUDGMENT ON A FORM
25 PROVIDED BY THE DEPARTMENT.

26 B. IF THE COMMISSIONER HAS PAID FROM THE CONDOMINIUM RECOVERY FUND ANY
27 SUM TO THE CLAIMANT, THE COMMISSIONER SHALL BE SUBROGATED TO ALL OF THE
28 RIGHTS OF THE CLAIMANT AND THE CLAIMANT SHALL ASSIGN ALL THE RIGHTS, TITLE
29 AND INTEREST IN THE JUDGMENT TO THE COMMISSIONER. THE COMMISSIONER MAY
30 RECORD THE ASSIGNMENT OF JUDGMENT LIEN AND NOTICE OF SUBROGATION AND
31 ASSIGNMENT OF RIGHTS. ANY AMOUNT AND INTEREST RECOVERED BY THE COMMISSIONER
32 ON THE JUDGMENT SHALL BE DEPOSITED TO THE FUND.

33 C. IF THE COMMISSIONER IS SUBROGATED TO A CLAIMANT'S RIGHTS AS
34 JUDGMENT CREDITOR, THE CLAIMANT SHALL NOT FILE A FULL OR PARTIAL SATISFACTION
35 OF JUDGMENT WITHOUT THE COMMISSIONER'S PRIOR WRITTEN CONSENT.

36 32-2193.43. Waiver of rights

37 THE FAILURE OF AN AGGRIEVED PERSON TO COMPLY WITH THIS ARTICLE
38 CONSTITUTES A WAIVER OF ANY RIGHTS UNDER THIS ARTICLE.